



**VILLAGE OF WESTMONT  
PLANNING AND ZONING COMMISSION  
AGENDA ITEM**

**MEETING DATE: November 09, 2016**

**P/Z 16-026**

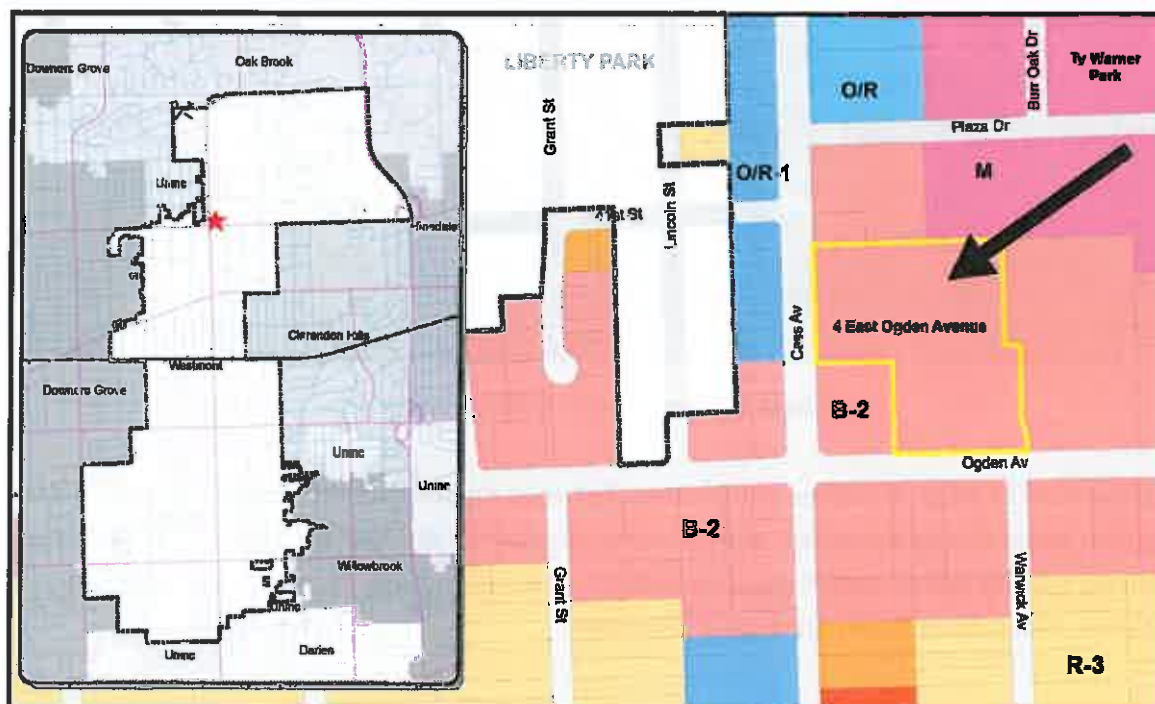
**TITLE: Catalyst Exhibits, Inc. regarding the property located at 4 East Ogden Avenue, Westmont, IL 60559 for the following:**

- (A) Special Use permit request to operate an accessory drive-in facility for an existing bank in the B-2 PD General Business District.
- (B) Special Use permit request to operate an on-premise ATM in the B-2 PD General Business District.
- (C) Zoning Code Variance request to allow an ATM structure within the front yard setback.
- (D) Zoning Code Variance request to increase the number of allowable signs.
- (E) Site and Landscaping Plan approval.

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**BACKGROUND OF ITEM**

The subject property is located on the northeast corner of Ogden Avenue and Cass Avenue, with frontage to both streets. It is known as Lot 1 in the Jewel 3068 Subdivision, which was recorded on November 08, 2011.



**4 East Ogden Avenue - Zoning Map**

TCF Bank currently operates a banking location within the existing Jewel Osco as one of many secondary leased spaces accessed through the grocery store.

The applicant requests to install drive-thru ATM facilities located adjacent the Ogden Avenue frontage to provide its customers with better service and gain visibility to Ogden Avenue.

These requests require multiple approvals including a special use for the drive-thru, special use for an ATM, and variances to both front yard setbacks and additional signage on the site.



**4 East Ogden Avenue - Aerial Map**

The proposed ATM kiosk would be constructed between Ogden Avenue and the southern drive aisle for the Jewel Osco parking lot, with a lane accessible to the east of the right in/right-out that also serves the corner outlot gasoline station. It would occupy 18 existing parking spaces. The kiosk is proposed to have a canopy and signage.



**Above: Looking west on Ogden, gasoline facility in background.**

**Below: Looking east on Ogden, Jewel Osco in background.**



Historically, Jewel Osco received approvals in 2004 of a drive-thru installation for the pharmacy adjacent the building and an automobile fueling facility on the corner with an attached car wash. Although the gasoline facility is formally an outlot, multiple vehicle/drive-thru facilities exist at this intersection.

The Jewel Osco received signage approvals through a Planned Development process, and exceeds the code in the number of signs on the building. Entry pole/monument signs exist on both Cass and Ogden Avenues, and although considered legal non-conforming, exceed the current height permitted. The TCF facility has signage on each of these signs.



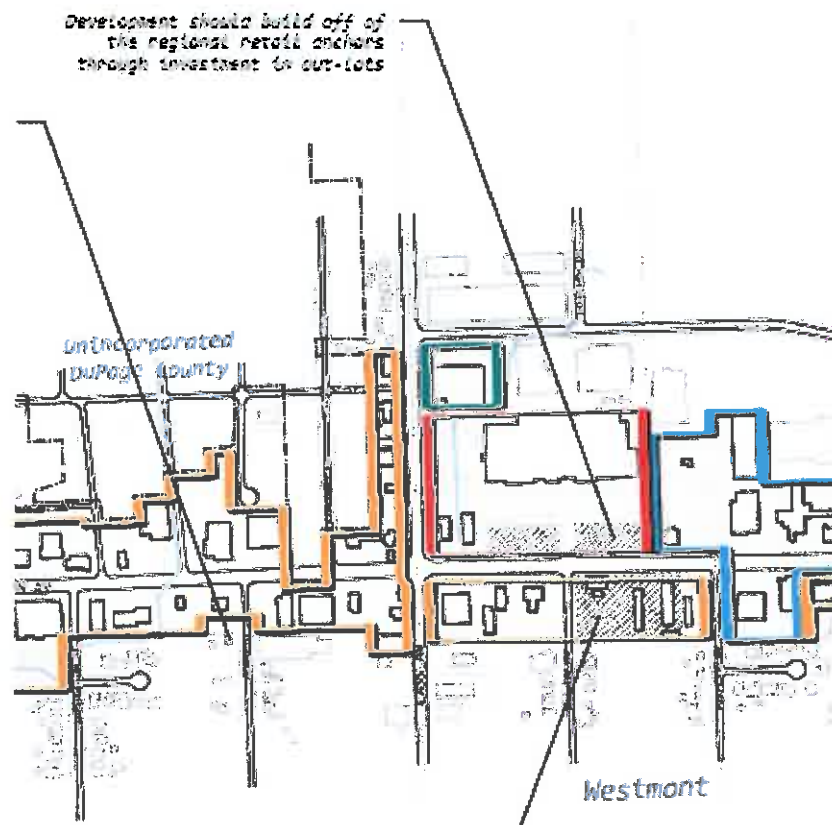
## ZONING ANALYSIS

The subject property is located in the B-2 General Business District. Properties to the north, south and east are similarly zoned, and properties to the west are zoned Office/Research-One District. To install an ATM at this location, Special Uses are required for both the drive thru and ATM, and Variances for signage and encroachment into the front yard setback are required and will be discussed below.

Based on a high volume commercial use, the existing building requires 360 spaces. Installation of this ATM would result in a net loss of 18 spaces, or a remaining 376 spaces and does not require any parking variances.

### Comprehensive Plan, Economic Development and Design Guidelines

The subject property is located in the "Ogden and Cass" boundary of the Ogden Avenue Subarea within Westmont. The Ogden and Cass character district, centered around the intersection of two of Westmont's most prominent corridors, is home to the largest commercial development lots in this portion of the Village. The centerpiece of the district is a multi-tenant shopping center that includes a Jewel-Osco, Hobby Lobby, and Micro Center electronics retailer. To the north is a strip center hosting local restaurants and retailers. The primary goal of this character district is to strengthen the presence of the main shopping center.



The Comprehensive Plan further states “additional out-lot development is possible along the Ogden Avenue frontage of the primary commercial center. Such development should result in buildings and sites that benefit from a high level of visibility and establish an attractive character for the district.” In particular, the map above indicates this area as one preferred as a future outlot.

Regarding drive thrus, the adopted Commercial Area Design Guidelines state “any business permitted to have a “drive-thru” facility should be sited so that drive-thru lanes and pickup windows are not prominently featured. Any canopies over drive-thru windows or lanes should match the material and architectural character of the primary building. Drive-thrus on outlots should face the interior of the development lot whenever possible, and should be screened with low masonry walls or landscaping when visible from the street.”

The applicant presented this project proposal to the Economic Development Committee on November 02, 2016, and received a unanimous positive recommendation. The committee did hesitate on the variance for the additional sign, and the applicant indicated that the structure was fully customizable and could be modified. In the most recent drawings that have been submitted, an alternate drawing showing a reduced pole with no signage is included in the event the sign variance is not supported.

### *Special Use Requests*

#### **ATM and Drive-Thru**

Appendix “A”, Sections 7.03(A)(7A) and (35) require that the applicant satisfactorily establishes that there will be no appreciable traffic congestion or hazard to pedestrian safety. The applicant has indicated the ATM will have 1200 transactions per month (40 per day) and that the location selected will have minimal impact on congestion. Additionally, the ATM must address security measures as determined by the Chief of Police. The Chief has indicated that all security concerns have been addressed and his comments are attached. The use must also be considered against all other Special Use standards, which are noted below.

The ***Special Use standards*** are:

A proposed special use shall substantially meet the following standards in order to obtain the recommendation of the planning and zoning commission and approval of the board of trustees:

- (1) That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.
- (2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair

property values within the neighborhood.

(3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

(4) That adequate utilities, access ways, drainage and/or other necessary facilities have been or are being provided.

(5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.

(6) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the village board pursuant to the recommendation of the plan commission.

### Variances

#### **Front Yard Setback**

The applicant is requesting two variances related to the installation. First, a setback variance would be required to allow the structure approximately 17' from the front property line which is adjacent Ogden Avenue. Code requires a 30' front setback as a supplemental setback specific to Ogden Avenue, although the current parking spaces exist just 8' from the property line. No screening with either vegetation or a low wall as recommended by the Design Guidelines has been included as a part of the proposal.

#### **Permitted Number of Freestanding Signs**

A sign variance is also being requested due to signage on the structure which would be considered a pole sign. Indicated at 16' in height, the pole sign is the maximum height permitted for all pole signs, as Village code does not have stricter requirements for any signage that would be considered a secondary use on the site. This signage, while only 16 square feet in size, is in addition to TCF signage on the ATM itself, and bank signage on the building and existing shopping center monument signs.

#### **SITE PLAN COMMENTS**

Landscape has been provided in the narrow island that separates the aisle leading to the ATM, as well as the entry and exit. Although requested by staff, no additional landscape has been provided adjacent Ogden Avenue. Staff encouraged the applicant to take this buffer area into consideration area as the Village has recently held many other businesses along the corridor to make substantial improvements. Additionally, the existing landscape has suffered losses from lack of maintenance. Staff would hold any final construction approvals as an opportunity to ensure the entire site was in compliance with approved landscape plans.

The applicant has indicated that the ATM placement along Ogden Avenue is at the preference of Jewel Osco, and while not typically parked with vehicles, this area is historically used for snow storage in the winter months. Locating the ATM further in the site or along Cass Avenue could remedy screening issues for the drive-thru. The Comprehensive Plan considers this area prime real estate for future outlots.

## **STAFF COMMENTS**

### ***Engineering and Landscape***

Comments from both the Village Engineer Noriel Noriega and ESI Consultants are attached for review. Comments indicate no significant issues.

### ***Submitted Revisions to Comments:***

The applicant submitted revised drawings on November 04, 2016 to address staff comments. Both sets have been included as attachments. At the date of this report staff had not reviewed these revisions. Comments will be forwarded if received prior to the public hearing.

## **SUMMARY**

The applicant seeks approval of a special uses for both an ATM and a drive-thru, and variances to both signage and setback to allow for the construction of a drive-thru ATM in front of Jewel Osco adjacent Ogden Avenue.

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## **DOCUMENTS ATTACHED**

1. Agenda publication published in the October 26, 2016 edition of the Westmont Suburban Life.
2. Staff review comments from Chief of Police Jim Gunther dated October 24, 2016, Village Engineer Noriel Noriega dated October 31, 2016, and Engineering and Landscape consultant Anthony Bryant.
3. Application for Site and Landscaping approval, with associated application materials, dated October 07, 2016.
  - a. Plat of Survey and Topographic Survey of site.
  - b. Site Improvement Plans (remote ATM Installation, canopy renderings and photos), prepared by Huron Design Group, dated September 09, 2016.
  - c. REVISED Site Improvement Plans, prepared by Huron Design Group, stamped and received November 04, 2016.



**POLICE DEPARTMENT**  
500 North Cass Avenue, Westmont, Illinois 60559-1503

Main: 630-981-6300 Records: 630-981-6303  
Investigations: 630-981-6302 Administration: 630-981-6363  
westmont.il.gov | police@westmont.il.gov



To: Jill Ziegler, Community Development Director - Village of Westmont  
From: James Gunther, Chief of Police  
Date: October 24, 2016  
RE: Security audit/review of proposed ATM for Hinsdale Bank and Trust

As requested, I conducted a security audit/review of the proposed site for an ATM machine located at the Jewel Food Store, 4 East Ogden Avenue, Westmont.

The following security issues were reviewed which are required by Zoning Ordinance Appendix A, Section 7.04 Special Condition #8:

**Use of the host premises:** The proposed freestanding ATM will be located on the southern most section of the property, closest to Ogden Avenue.

**Material and design constituting the facility:** Standard metal construction.

**Lighting & Alarm systems:** Dedicated lighting will illuminate the ATM during the overnight hours. The proposed ATM is alarmed.

**Personal or mechanical surveillance:** A security camera will be positioned at the ATM.

**Visibility from rights-of-way:** Abundance of ambient light from surrounding businesses and streetlights.

**Crime Rates in the vicinity:** Crime rates in the area is of little concern for this location. Crime rates in the area are low.

**Limitations upon access to the facility:** This is a drive-up ATM with automobile access entering from west to east.

**Pedestrian and traffic flow in the vicinity:** A heavy flow of vehicular traffic will be in the vicinity of the ATM during the morning and evening rush hours. The proposed ATM location will have minimal to no impact on the flow of vehicular and/or foot traffic.

**Number of facilities of like being located nearby:** Numerous ATM's are located within the immediate area, however very few drive-up ATM's exist.

**Availability of access by residents and employees:** Access and use will be possible 24 hours a day.





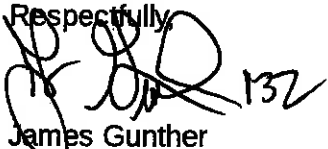
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westmont.il.gov | police@westmont.il.gov



It is my opinion that all security concerns have been addressed. Customers using this ATM, as with any ATM located throughout the Village, should exercise caution and care when using the device. The time of day, proximity to other people, and protection of personal information should always be a concern to anyone wishing to use an ATM.

Respectfully,

  
James Gunther  
Chief of Police



**Public Works Department  
Engineering Division**

31 West Quincy Street • Westmont, Illinois 60559  
Tel: 630-981-6272 Fax: 630-829-4479

**Date:** October 31, 2016

**To:** Mrs. Jill Ziegler, AICP  
Community Development Director

**From:** Noriel Noriega, PE, CPESC  
Assistant Director of Public Works - Village Engineer

**RE:** Proposed TCF ATM Drive-Thru  
4 E Ogden, Westmont  
Preliminary Review #1

We are in receipt of the following items for the proposed TCF ATM Drive-Thru at 4 E. Ogden Avenue:

1. Topographic Survey dated 04/24/2003 prepared by Webster, McGrath, & Ahlberg Ltd.
2. Plat of Easement Grant dated 10/27/2004 prepared by Webster, McGrath, & Ahlberg Ltd.
3. Plat of Survey dated 08/26/1970 prepared by Greeley Howard Norlin, Not Inc.
4. TCF Bank Remote ATM Installation Architect Plans dated 07/21/2016 prepared by Huron Design Group.

A preliminary review of the submitted documents has no significant issues that we feel would prevent the project from continuing. Our listed comments below can be addressed during the Permit Application Process. It should be noted that additional comments should be anticipated when a full Permit Application Review is performed.

**Site Plan Comments:**

1. Address all comments made by Mr. Anthony Bryant, PE, ESI Consultants Ltd, on his letter titled Preliminary Review #1.
  - a. Referencing Preliminary Review Comment #6: Use B6.12 curb and gutter.
  - b. Referencing Preliminary Review Comment #7: Disregard comment.
  - c. Referencing Preliminary Review Comment #12: Include a Tree Survey with the requested updated survey.
2. The amount of disturbance for this project is insignificant where much of the work is removing asphalt parking area and replacing with landscaping islands. We will not require detention for the disturbed area; however, we will request additional landscaping to be provided.
3. Review and approvals will be required from Mr. Jon Yeater, Public Works Foreman - Village Forester, regarding any tree requirements. If you have any specific questions, Mr. Yeater can be contacted at 630-981-6285.
  - a. Clarify which parkway tree shall be removed, if any.
  - b. Provide tree protection for the existing trees adjacent to the construction site.
4. Provide the following Village Details to the plans. Details can be located on the Village's website ([www.westmont.il.gov](http://www.westmont.il.gov)) under Documents & Forms / Community Development / Standard Details.
  - a. Minimum Pavement Cross Sections
  - b. Curb and Gutter



**Public Works Department  
Engineering Division**

31 West Quincy Street • Westmont, Illinois 60559  
Tel: 630-981-6272 Fax: 630-829-4479

**c. Tree Protection**

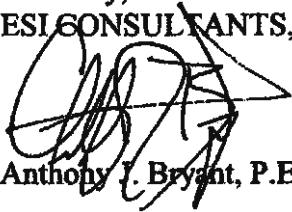
If you have any further questions or concerns, please contact me at 630-981-6295.

Thank you.

Cc: Mr. Mike Ramsey, PO - Director of Public Works (via email)  
Mr. Jim Cates - Public Works Supervisor, Water Operations / Facilities Manager (via email)  
Mr. Jon Yeater - Public Works Foreman, Village Forester (via email)  
Ms. Melissa Brendle - Municipal Services Office Supervisor (via email)  
Mr. Joe Hennerfeind - Planner II (via email)  
Mrs. Rose Gross - Municipal Services (via email)  
Mr. Anthony Bryant, PE - ESI Consultants (via email)

If you have any questions, please call me at (630) 420-1700 x2120.

Sincerely,  
ESI CONSULTANTS, LTD.

A handwritten signature in black ink, appearing to read 'Anthony J. Bryant', is written over the company name.

Anthony J. Bryant, P.E.



**ESI Consultants, Ltd.**  
*Excellence. Service, Integrity*

Village of Westmont  
31 W. Quincy Street  
Westmont, IL 60559

Attn: Community Development Department

Re: Preliminary Land Development, Landscape Review – Landscape Plans for ATM #232 – 4  
E. Ogden Ave., Westmont, IL

Plans provided by Huron Design Group, dated 7/21/2016

We have performed a **PRELIMINARY** review of the packages sent to us that relate to the above referenced project. This review focuses on the application of Landscaping measures to the proposed Landscape Plan.

After reviewing the plans for compliance with the Westmont Landscape Ordinance we have the following comments:

**Landscape Design Comments**

**Sec. 80-41. - Landscape plan application procedure.**

All subdivision, planned unit developments, commercial developments or projects exceeding 5,000 square feet of disturbance shall include the following materials in a form acceptable to the village and as further described herein. The village shall review the application which may include an inspection of the site and referral of the application for recommendation to other appropriate administrative departments or agencies.

*This project does not exceed the 5,000 square feet of disturbance to require submission of a tree survey, tree preservation plan or landscape plan.*

*Due to Westmont Landscape Ordinance requirements not pertaining to this project, there is no overall violations or discrepancies presented on the proposed landscape plan. Our general recommendation is to approve this submission as provided, advising caution to protect existing landscaping.*

**Status: Approval**





## **Special Use Standards**

- 1) That the established, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.  
**We feel that there is no adverse effect to the public. All maintenance to the Pavilion itself will be visited quarterly.**
- 2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.  
**This will not be injurious to the use and enjoyment of other properties in the immediate vicinity nor depreciate the property values in the neighborhood.**
- 3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.  
**This will not impede the normal/orderly development/improvement of surrounding properties.**
- 4) That adequate utilities, access ways, drainage and/or other necessary facilities have been or are being provided.  
**There is adequate utilities, access roads and necessary drainage provided.**
- 5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.  
**Adequate measures have been taken to provide the best location to minimize traffic congestion in public streets.**
- 6) That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the village board pursuant to the recommendation of the plan commission.  
**The install of the pavilion is conform to the applicable land use regulation and does not violate any other applicable law, ordinance or regulations.**

1/2

- 7) Special use may be permitted provided the owner of the facility and the host premises provide for adequate security as determined preliminarily by the chief of police for the Westmont Police Department with such determination to address all relevant factors, including but not limited to the use of the host premises, the use of parcels adjacent to and nearby the host premises, the materials and design constituting the facility, lighting, alarm system, personal or mechanical surveillance, visibility from rights-of-way, crime rates in the vicinity, limitations upon access to the facility, pedestrian and traffic flow in the vicinity of the facility, and the number of facilities of like kind located nearby the proposed facility and available to the residents of the village and the customers and employees of businesses in the village.

**We feel that adequate security has been provided to the ATM pavilion to ensure banking customers can conduct their business in a safe and secure environment. No incidents have been reported from any of the 6 ATM pavilions installed in towns nearby (Darien, Palos Park, Alsip, Franklin Park, and 2 locations in Naperville). A security camera is installed at the ATM pavilion and adequate lighting will be provided to ensure a well-lit environment for banking customers conducting their business at any time of day or night. We feel that there is sufficient space provided (approx. 5 cars; 1 car at ATM and 4 waiting in line) to avoid a situation where traffic flow is hindered, either coming into the parking or traffic flow within the parking lot.**



## **FINDING OF FACTS FOR VARIANCE**

PROJECT: TCF BANK ATM PAVILION IN JEWEL-OSCO PARKING LOT  
COMMON ADDRESS: 4 EAST OGDEN AVENUE, WESTMONT, IL 60559  
PIN: 09-03-105-051  
PROPERTY ZONE: B-2 BUSINESS DISTRICT – 13.07 VARIATIONS

- A) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located. **The proposed ATM Pavilion is sought to be installed to provide convenience to the banking customer. The same level of customer convenience and care cannot be offered without this new install.**
- B) The plight of the owner is due to unique circumstances. **We feel it is of utmost importance to offer this drive-thru ATM Pavilion as a high level convenience to banking customer. The same customer service and convenience cannot be offered with the traditional banking option.**
- C) The variation, if granted, will not alter the essential character of the locality. **The proposed ATM Pavilion has a minimalist/clean design and is esthetically appealing and with the proposed landscaping it will further beautify the new install. We feel that, if the variation is granted, it will not alter the essential character of the locality.**

### Westmont Design Guidelines

6. Any business permitted to have a "drive-thru" facility should be sited so that drive-thru lanes and pickup windows are not prominently featured. Any

canopies over drive-thru windows or lanes should match the material and architectural character of the primary building. Drive-thrus on outlots should face the interior of the development lot whenever possible, and should be screened with low masonry walls or landscaping when visible from the street. **We feel the ATM pavilion would be approx. the same distance to the roadways as the gas station across the street. Also, with a masonry wall or covering landscaping the security of the banking customer would be compromised and would not serve the public safety the bank is aiming to provide with the open features of this ATM pavilion.**



**CITCO gas station – Corner of Warwick Ave. & E. Ogden Ave.**



**4 East Ogden Ave. – proposed location for the TCF ATM pavilion (drive-thru)**



**Similar/comparable distance from street to drive-up at CITCO & proposed ATM Pavilion (see yellow boxes)**

7. Required setback from Ogden Avenue is 30'.  
**We feel that it is in the best interest for the banking customer to install the proposed ATM Pavilion closest to Ogden Avenue so that the customers can be directed quickly in- and out of the parking lot. This location has also been preferred by Jewel-Osco and TCF in order to maintain the current daily traffic**

pattern for Jewel-Osco customers and to utilize the least parking spots.

8. Excess pole height

**Based on the information provided and in order to comply with the village code, we will reduce the pole height of the proposed ATM Pavilion by 6 inches. The new height of the pole will not exceed 16 feet.**

9. Additional freestanding sign on property.

**We feel it is necessary to install additional signage on the ATM Pavilion in order to inform and direct banking customers. The total amount of signage on the proposed ATM Pavilion is 16 3/4 sq.ft.:**

**2 signs (front and back) on the ATM machine - each 40" x 16"**

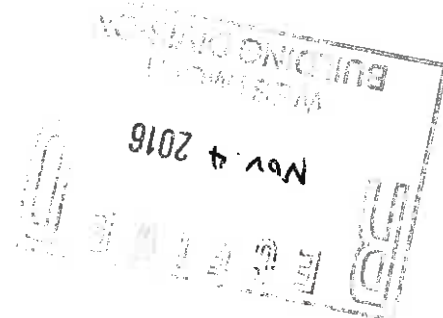
**2 signs (front and back) on Pole - each 24" x 24"**

**To comply with the village requests, we will omit the backlit ad panel on the pole.**





**REVISED**



November 3, 2016

Mrs. Jill Ziegler  
Director Community Development  
Village of Westmont  
31 West Quincy Street  
Westmont, IL 60559

RE: Special Use Permit Application – TCF ATM Pavilion at 4 E. Ogden Ave.

Hi Jill,

It was great meeting with you and the Board of Economic Development yesterday.

We have also received the review report from the Engineering Department from Public Works and ESI and are pleased to send you attached the revised drawings based on their comments 1-4 and 1-11. To #12 of ESI's report, we have included the latest topographic survey Jewel/Albertson was able to provide us. It is dated 3/24/2004.

Based on your comments in our meeting yesterday, we have provided an Alternative Construction Plan A-3 (page 5 of the drawing set) showing the pole (pylon) reduced to 9'10" to serve only as support to the canopy. In this Alternative there will be no TCF logos except for the front and back of the ATM machine itself.

We appreciate your time and efforts in this matter and hope for a favorable decision at the next Planning and Zoning Commission Meeting on Wednesday, November 9, 2016.

Sincerely,

Ken Kahle  
CATALYST EXHIBITS, Inc.  
Vice President, Project Management  
[kkahle@catalystexhibit.com](mailto:kkahle@catalystexhibit.com)  
C: 847.912.4217

**VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION**  
**FINDINGS OF FACT**

**PUBLIC HEARING OF NOVEMBER 9, 2016**

**P/Z 16-026: Catalyst Exhibits, Inc., regarding 4 East Ogden Avenue, Westmont**

Request for a special use to allow an accessory drive-in facility for an existing bank in the B-2 PD General Business District.

***CRITERIA NO. 1: That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.***

**FINDINGS OF FACT:** The proposed drive-in facility will have a dedicated traffic lane with safe means of ingress and egress, thus minimizing traffic conflicts. The drive-in will contain sufficient lights, security and will not result in an adverse loss of parking spaces for the adjacent shopping center. As a result, the proposed use will not endanger the public health, safety or welfare.

***CRITERIA NO. 2: That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.***

**FINDINGS OF FACT:** The proposed drive-in facility will be located in a heavily-trafficked commercial corridor and is consistent with surrounding uses. The property currently contains a drive-in pharmacy which operates without incident. The establishment of this use will not adversely impact surrounding properties.

***CRITERIA NO. 3: That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.***

**FINDINGS OF FACT:** Surrounding properties are fully-developed and the establishment of this drive-in facility will not impair redevelopment opportunities for surrounding properties.

***CRITERIA NO. 4: That adequate utilities, access ways, drainage and/or other necessary facilities have been or are being provided.***

**FINDINGS OF FACT:** The property is currently improved with adequate utilities,

access ways, drainage and other necessary facilities. The Applicant can bring electric power to the drive-in facility with minimal effort and disruption.

***CRITERIA NO. 5: That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.***

**FINDINGS OF FACT:** The proposed drive-in facility will contain adequate and safe drive-in lanes and exit lanes to reduce conflicts with existing vehicles on the property. It is expected that this use will draw from traffic already in the area and will not create new traffic congestion.

***CRITERIA NO. 6: That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the village board pursuant to the recommendation of the plan commission.***

**FINDINGS OF FACT:** Except for Zoning Code variances sought for the front yard setback and signage, the proposed use as shown will comply with all other Village codes and ordinances.

***CRITERIA NO. 7: The proposed use meets the special conditions of Special Condition 2.***

**FINDINGS OF FACT:** The proposed use will have dedicated drive aisles to safely route traffic into and out of the ATM facility, thereby minimizing traffic and pedestrian conflicts. The proposed use will draw from existing traffic in the area and will not add further significant traffic congestion to the site.

6 The Planning and Zoning Commission agrees with the above findings.

8 The Planning and Zoning Commission does not agree with the above findings.

**VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION**  
**FINDINGS OF FACT**

**PUBLIC HEARING OF NOVEMBER 9, 2016**

**P/Z 16-026: Catalyst Exhibits, Inc., regarding 4 East Ogden Avenue, Westmont**

Request for a special use to allow an ATM for an existing bank in the B-2 PD General Business District.

***CRITERIA NO. 1: That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.***

**FINDINGS OF FACT:** The proposed ATM will have a dedicated traffic lane with safe means of ingress and egress, thus minimizing traffic conflicts. The ATM will contain sufficient lights, security and will not result in an adverse loss of parking spaces for the adjacent shopping center. As a result, the proposed use will not endanger the public health, safety or welfare.

***CRITERIA NO. 2: That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.***

**FINDINGS OF FACT:** The proposed ATM will be located in a heavily-trafficked commercial corridor and is consistent with surrounding uses. The property currently contains a drive-in pharmacy which operates without incident. The establishment of this use will not adversely impact surrounding properties.

***CRITERIA NO. 3: That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.***

**FINDINGS OF FACT:** Surrounding properties are fully-developed and the establishment of this ATM will not impair redevelopment opportunities for surrounding properties.

***CRITERIA NO. 4: That adequate utilities, access ways, drainage and/or other necessary facilities have been or are being provided.***

**FINDINGS OF FACT:** The property is currently improved with adequate utilities, access ways, drainage and other necessary facilities. The Applicant can bring electric power to

the ATM with minimal effort and disruption.

***CRITERIA NO. 5: That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets.***

**FINDINGS OF FACT:** The proposed ATM will contain adequate and safe drive-in lanes and exit lanes to reduce conflicts with existing vehicles on the property. It is expected that this use will draw from traffic already in the area and will not create new traffic congestion.

***CRITERIA NO. 6: That the special use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the village board pursuant to the recommendation of the plan commission.***

**FINDINGS OF FACT:** Except for Zoning Code variances sought for the front yard setback and signage, the proposed use as shown will comply with all other Village codes and ordinances.

***CRITERIA NO. 7: The proposed use meets the special conditions of Special Condition 2.***

**FINDINGS OF FACT:** The proposed use will have dedicated drive aisles to safely route traffic into and out of the ATM, thereby minimizing traffic and pedestrian conflicts. The proposed use will draw from existing traffic in the area and will not add further significant traffic congestion to the site.

***CRITERIA NO. 8: The proposed use meets the special conditions of Special Condition 8.***

**FINDINGS OF FACT:** Pursuant to the review and memorandum from the Chief of Police, the proposed ATM will provide adequate security measures, including a video camera within the ATM.

6 The Planning and Zoning Commission agrees with the above findings.

X The Planning and Zoning Commission does not agree with the above findings.



**VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION**  
**FINDINGS OF FACT**

**PUBLIC HEARING OF NOVEMBER 9, 2016**

**P/Z 16-026 – Catalyst Exhibits, Inc., regarding 4 East Ogden Avenue, Westmont**

Request for a variance to allow an ATM structure within the front-yard setback.

***CRITERIA NO. 1: The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.***

**FINDINGS OF FACT:** In order to minimize traffic conflicts, in order to minimize potential conflicts with the existing drive-in facility, and in order to maintain the prime parking spaces on the property close to the existing retail grocery store, the proposed location of the ATM represents the highest and best location which will allow the owner to yield a reasonable return.

***CRITERIA NO. 2: The plight of the owner is due to unique circumstances.***

**FINDINGS OF FACT:** Without this variance, the ATM would result in the loss of key parking spaces closer to the retail center and may result in more traffic conflicts.

***CRITERIA NO. 3: The variation, if granted, will not alter the essential character of the locality.***

**FINDINGS OF FACT:** The surrounding area is heavily commercial and the proposed use is consistent with surrounding uses. The proposed use will occur on existing impervious surface and will not result in the loss of green space.

6 The Planning and Zoning Commission agrees with the above findings.

0 The Planning and Zoning Commission does not agree with the above findings.

**VILLAGE OF WESTMONT PLANNING AND ZONING COMMISSION**  
**FINDINGS OF FACT**

**PUBLIC HEARING OF NOVEMBER 9, 2016**

**P/Z 16-026 – Catalyst Exhibits, Inc., regarding 4 East Ogden Avenue, Westmont**

Request for a variance to increase the number of allowable signs.

***CRITERIA NO. 1: The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the district in which it is located.***

**FINDINGS OF FACT:** The property is currently improved with multiple uses, all of which contain approved signage which exceeds the Village's sign regulations. As the proposed use is a stand-alone ATM facility, additional signage on this facility is required to alert customers of this use and in order to yield a reasonable return.

***CRITERIA NO. 2: The plight of the owner is due to unique circumstances.***

**FINDINGS OF FACT:** The Applicant could not adequately inform customers of this ATM facility without this variance to allow signage. The proposed signage is modest in size.

***CRITERIA NO. 3: The variation, if granted, will not alter the essential character of the locality.***

**FINDINGS OF FACT:** The surrounding area is heavily commercial and the proposed signage is consistent with surrounding signs and will not adversely impact the aesthetics of the area.

0 The Planning and Zoning Commission agrees with the above findings.

6 The Planning and Zoning Commission does not agree with the above findings.



**REMOTE ATM INSTALLATION**  
**4 E. Ogden Ave**  
**Westmont, IL. 60559**  
Project Number 3539

Permit Application No. xxxx

RECEIVED

NOV 04 2016

COMMUNITY DEVELOPMENT  
DEPARTMENT  
VILLAGE OF WESTMONT, ILLINOIS

REVISED

Huron Design Group  
180 N. LaSalle St. Ste 2210  
Chicago, Illinois 60601  
Tel/Fax : 312.844.8295 Cell : 773.618.1888

**Permit Statement**

I hereby certify that these plans have been prepared under my personal supervision and to the best of my knowledge conform to the State of Illinois Accessibility Standards and to all applicable local Building Codes.

Peter Eckert, AIA

Registered Architect  
Certification No. 610421

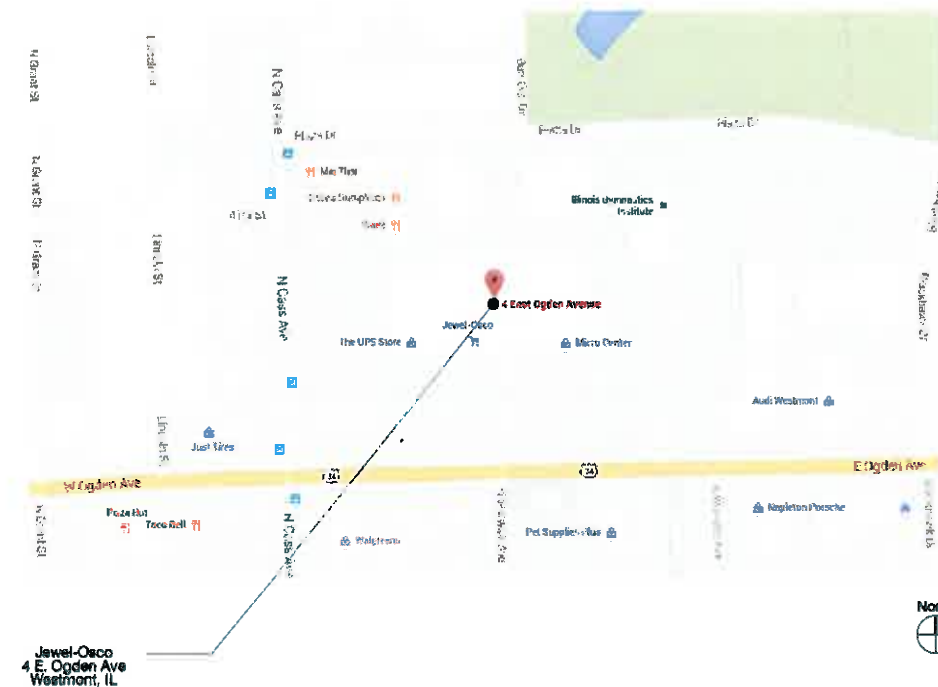
**Scope Statement**

**Work to be done under this statement:**  
Remote ATM installation, including existing ATM.  
**Architectural:**  
Installation of new ATM, including ATM.  
**Structural:**  
Existing structure to remain, no structural work required for this project.  
**Electrical:**  
The existing existing service panel and new supply line to be installed, including existing and new service panel and existing and new service panel.  
**Mechanical:**  
No HVAC work is required for this project.  
**Life Safety:**  
No modifications to existing building for this project.  
**Refrigeration:**  
No refrigeration piping or work is required for this project.

**Accessibility Notes**

ATM to comply with ANSI A117.1-2008 section 707, Automatic Teller Machines and Fire Machines, except sections 707.2 and 707.3.  
**All New or Altered space shall comply as follows:**  
1. Installation will meet requirements of IAC section 400.310.2, controls, except sections 400.310.2.2 and 3.  
2. All environmental controls and operation mechanisms will comply with IAC 400.310.6 (Front reach between 15" and 48" AFF).  
3. All emergency warning alarms where provided shall be both audible and visual and comply with IAC 400.310 (a). In addition, all visual alarms to be properly synchronized.  
4. All new signage in contract shall be installed as required per IAC 400.310(u).  
5. ATM Machine shall fully comply with IAC 400.520.b, except section 400.520.b.5.

**Vicinity Map**

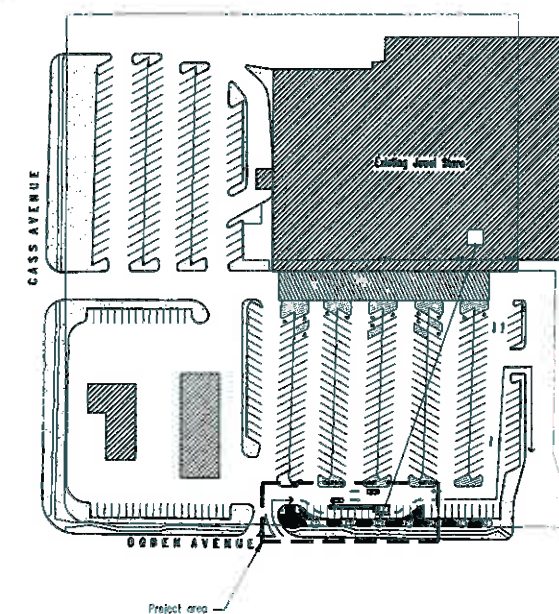


**Exiting Requirements**

Free-standing ATM does not require exits.

Project design based on the following codes:  
2012 INTERNATIONAL BUILDING CODE  
2012 INTERNATIONAL MECHANICAL CODE  
2012 INTERNATIONAL PLUMBING CODE/PRIVATE SEWAGE  
2012 INTERNATIONAL FIRE CODE  
2011 NATIONAL ELECTRICAL CODE  
2012 INTERNATIONAL ENERGY CONSERVATION CODE  
2014 ILLINOIS PLUMBING CODE  
2014 ILLINOIS ACCESSIBILITY CODE

**Enlarged Site Plan**



**Drawing Index**

**Architectural**  
C-0 Cover Sheet  
A-1 Site Plan  
A-2 Enlarged Plan  
A-3 Construction Plan & Details

**Project Team**

Owner	Architect of Record	Contractor
TCF Bank 500 Burr Ridge Parkway Burr Ridge, Illinois 60527	Huron Design Group 180 North LaSalle Street, Suite 2210 Chicago, IL 60601 312.844.8295	Catalyst Exhibits 7509 100th Street Pleasant Prairie, Wisconsin 53158 1.202.764.5454

No.	Description	Date
2	Released for Review	11.3.16
1	Issued for Permit	9.9.16
Revision		
Date	21 July 2016	
Scale	As noted	
Drawn	BD	
Checked	PE	
Project No.	3539	
Project	TCF ATM #232 4 E. Ogden Ave Westmont, Illinois	

Drawing Name  
Cover Sheet

Seal Drawing #

C-0

Site Plan  
Scale: NTS

CASS AVENUE

OGDEN AVENUE

Existing Jewel Store

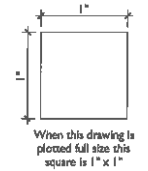
Existing TCF Branch

1 SITE PLAN  
SCALE: NTS



Line of underground conduit run for power and communication  
run conduit up inside building above ceiling to existing TCF branch  
location. Location of conduit run is schematic only.  
Line of area of work.

TOTAL DECREASE IN IMPERVIOUS AREA: 753 SF



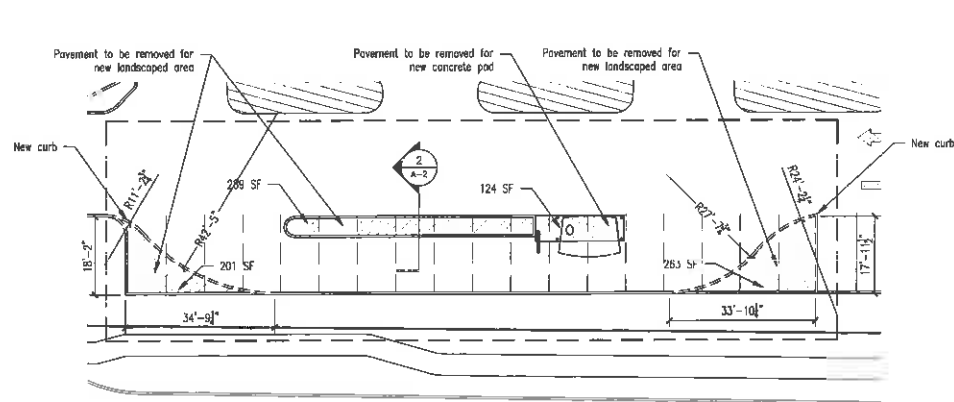
Huron Design Group  
180 N. LaSalle St. Ste 2210  
Chicago, Illinois 60601  
Tel/Fax : 312.844.3295 Cell : 773.616.1888

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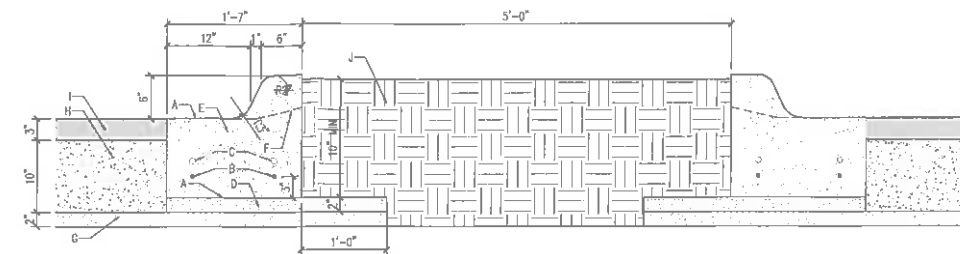
Drawing Name  
Site Plan

Seal  
Drawing #

A-1



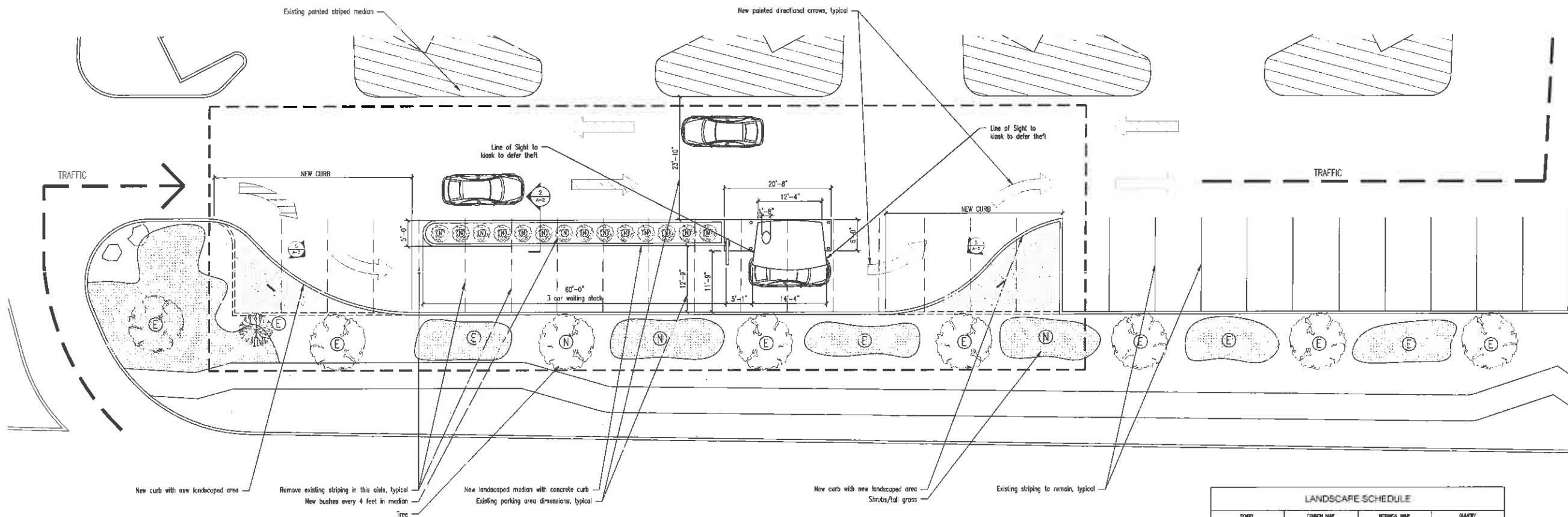
**1 Demolition Plan**  
SCALE: 1"=20'



- CONSTRUCTION NOTES**
- SLOPE 3/4" / FT.
  - 2-#4 BARS CONTINUOUS, OPTIONAL
  - 2 DOWEL BARS AT EXPANSION JOINTS
  - MIN. 2" AGGR. BASE
  - 5-BAG MIX CONCRETE
  - DEPRESSED CURB
  - APPROVED SUBGRADE
  - AGGR. BASE COURSE, TYPE B, CA-6
  - HOT-MIX ASPHALT SURFACE COURSE, MIX "C", NSO
  - TOP SOIL FOR PLANTING

- GENERAL NOTES**
- STANDARD CURB AND GUTTER SHALL BE USED FOR ALL NEW CONSTRUCTION. ROLL-TYPE CURB AND GUTTER SHALL NOT BE USED.
  - PERFORMED EXPANSION JOINTS OF 3/4" THICKNESS SHALL BE SPACED MAXIMUM OF 50 FEET APART, AND AT ALL RADIUS POINTS AND 4 FEET EITHER SIDE OF INLETS.
  - FORMED OR SAW-CUT CONSTRUCTION JOINTS SHALL BE SPACED A MAXIMUM OF 10 FEET APART AND FILLED WITH A SILICONE SEALANT.
  - CONCRETE BARRIER-TYPE CURBING SHALL BE PROVIDED FOR ALL PARKING LOTS ACCOMMODATING FIVE(S) OR MORE PARKING SPACES.

**2 Cross Section - Median Island**  
SCALE: 1"=1'



**3 ENLARGED SITE PLAN**  
SCALE: 1"=10'

LANDSCAPE SCHEDULE			
SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY
	Cedling	<i>Cedling</i>	Enslay-Replace as required
	Shrubmeter Shrubland	<i>C. asacanthus</i> <i>var. "tridentata"</i>	1
	GRASS SYMBO	<i>TRIPS AROMATICA</i> "200-100"	11
	SUN PERENNIAL	<i>UNICA</i> <i>VERB</i>	AS NEEDED IN NEW LANDSCAPE AREA
	Woody Light Maintenance	<i>Masochorus</i> <i>Sterilis</i>	2 (AS REQUIRED IN TWO AREAS)

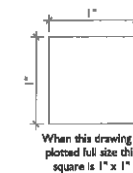
**Huron Design Group**  
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Chicago, Illinois 60601  
Tel/Fax: 312.944.3295 Cell: 773.616.1888

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1	Issued for Permit	9.9.16
Revision:		
Date	21 July 2016	
Scale	As noted	
Drawn	BD	
Checked	PE	
Project No.	3536	
Project	TCF ATM #232 4 E. Ogden Ave Westmont, Illinois	

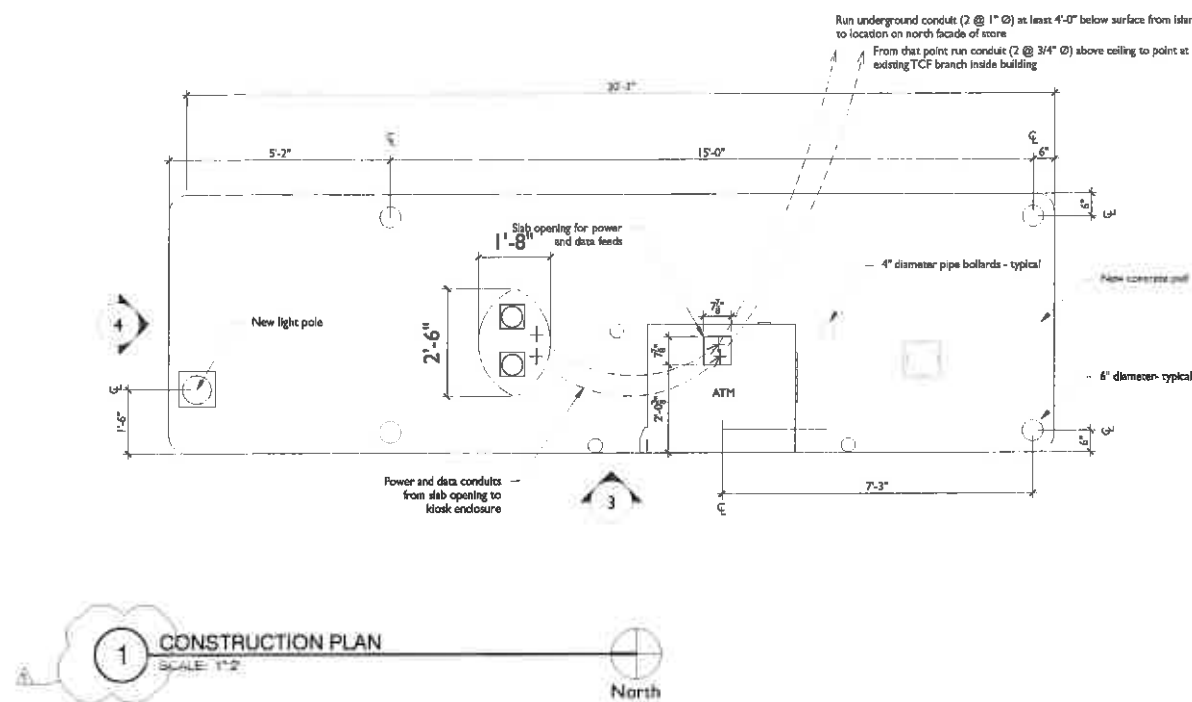
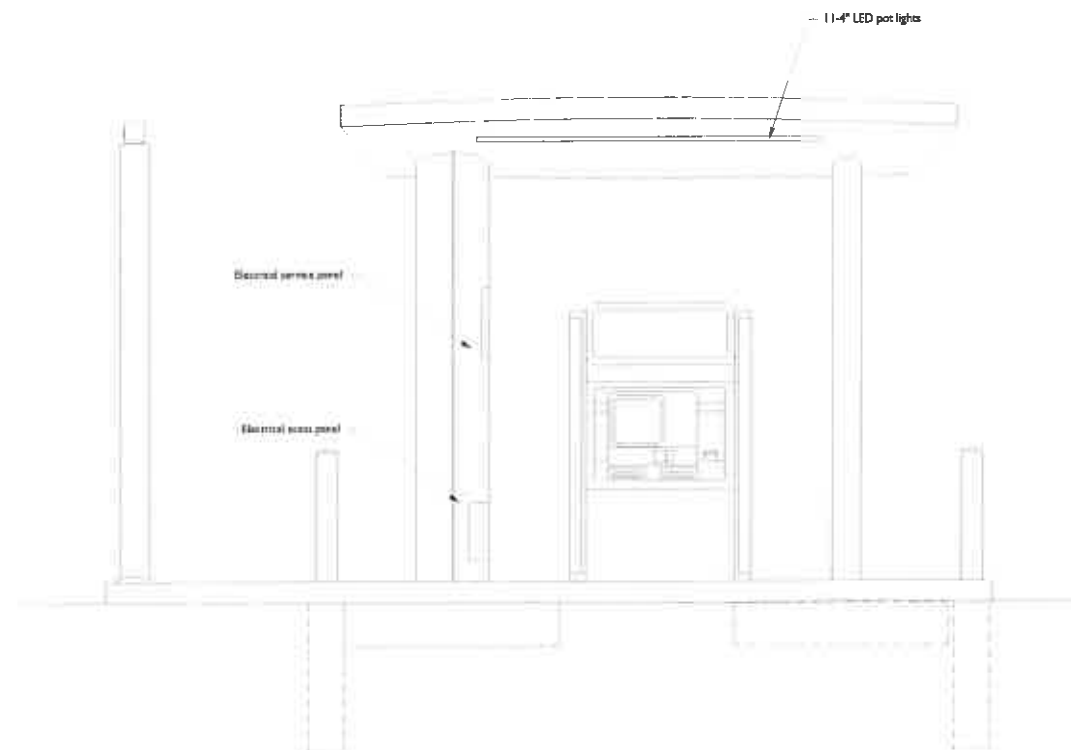
Drawing Name:  
**Enlarged Plan**

Seal Drawing #

**A-2**

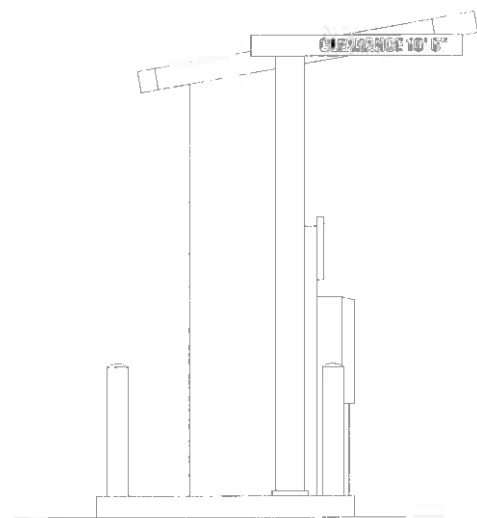


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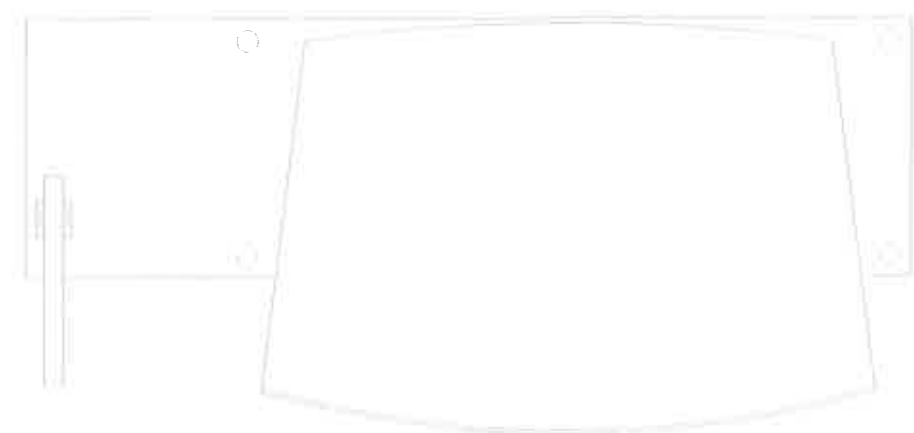


3 FRONT ELEVATION  
SCALE: 1"=2'

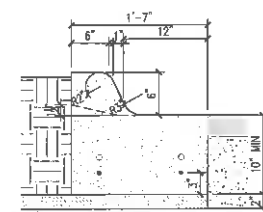
1 CONSTRUCTION PLAN  
SCALE: 1"=2'



4 SIDE ELEVATION  
SCALE: 1"=2'



2 CONSTRUCTION PLAN  
SCALE: 1"=2'



5 Curb and Gutter Detail  
SCALE: 1"=1'

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Revision		
Date		
Scale		
Drawn		
Checked		
Project No.		
Project		
TCF ATM #232		
4 E. Ogden Ave		
Westmont, Illinois		

Drawing Name  
Construction Plan & Details

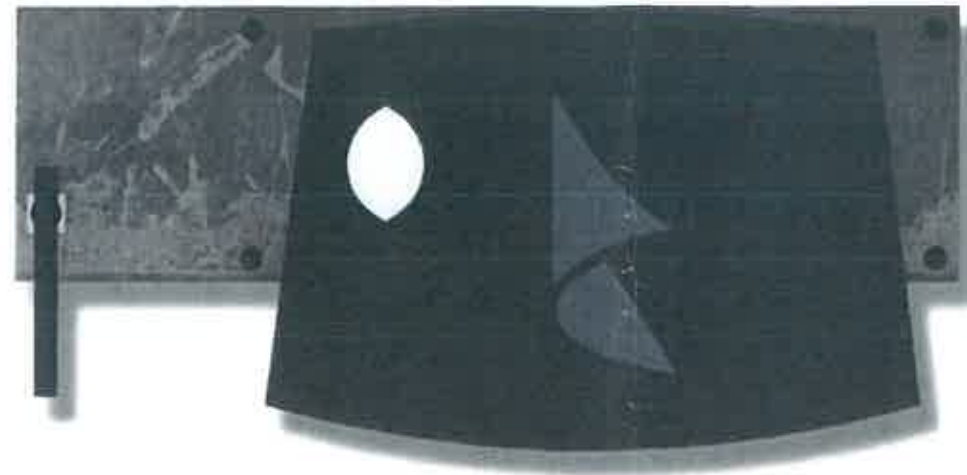
Sheet  
Drawing #

A-3



REVISION A-1

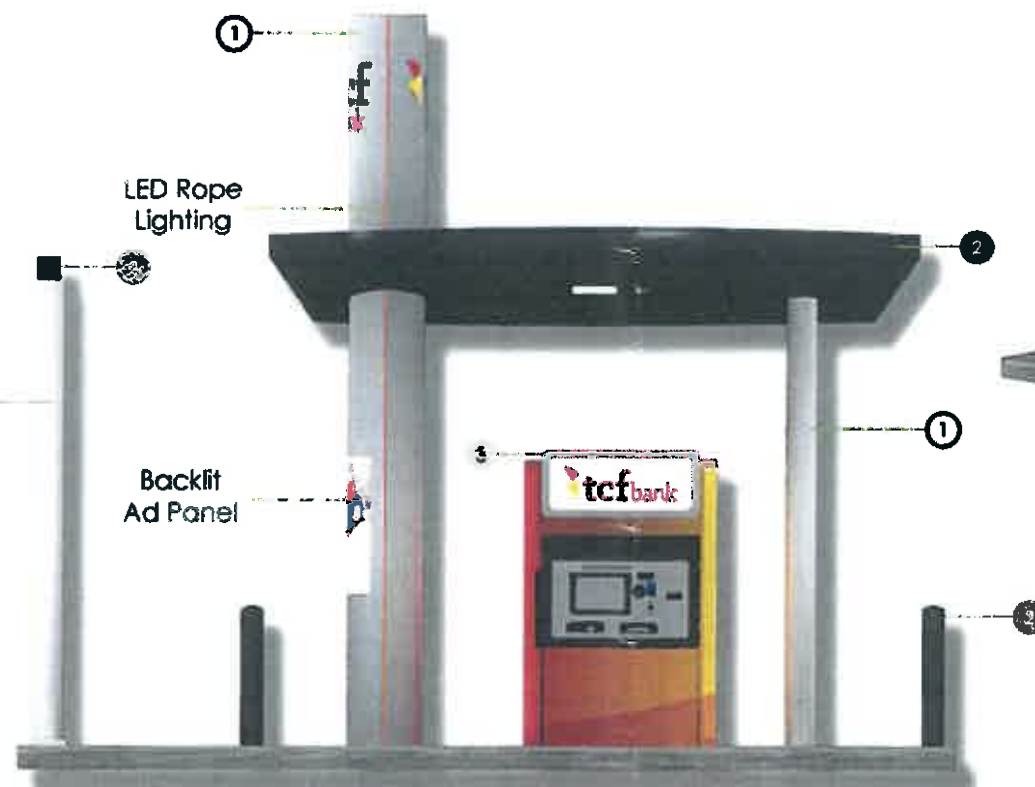
Top View



This design is subject to engineering changes needed for manufacturability that could change the appearance of the concept.



Side View



Front View



Perspective

- ① White
- ② Cool Grey 11
- ③ Cool Grey 2



TCF Bank

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6030.01 Canopy  
6020.08 Enclosure  
6638

Rendered: CA  
Approved:

Rev- 1  
04/02/2015

